

SOUTHWEST FREEWAY REDEVELOPMENT COMING SOON

7039 SOUTHWEST FREEWAY, HOUSTON, TX 77074



268,399 VPD (18)

SITE

AREA BUSINESSES:



JOSHUA SEBESTA
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S & P Interests, LLC | www.spinterests.com
5353 WEST ALABAMA, SUITE 306 | HOUSTON, TX 77056

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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW

ADDRESS
7039 Southwest Freeway
Houston, Texas 77074

 **TRAFFIC COUNT**
268,399 VPD ('18)

 **POPULATION**
271,694 within 3 miles

 **REDEVELOPMENT COMING**
Summer 2020

 **RENTAL RATES**
\$26.00 NNN



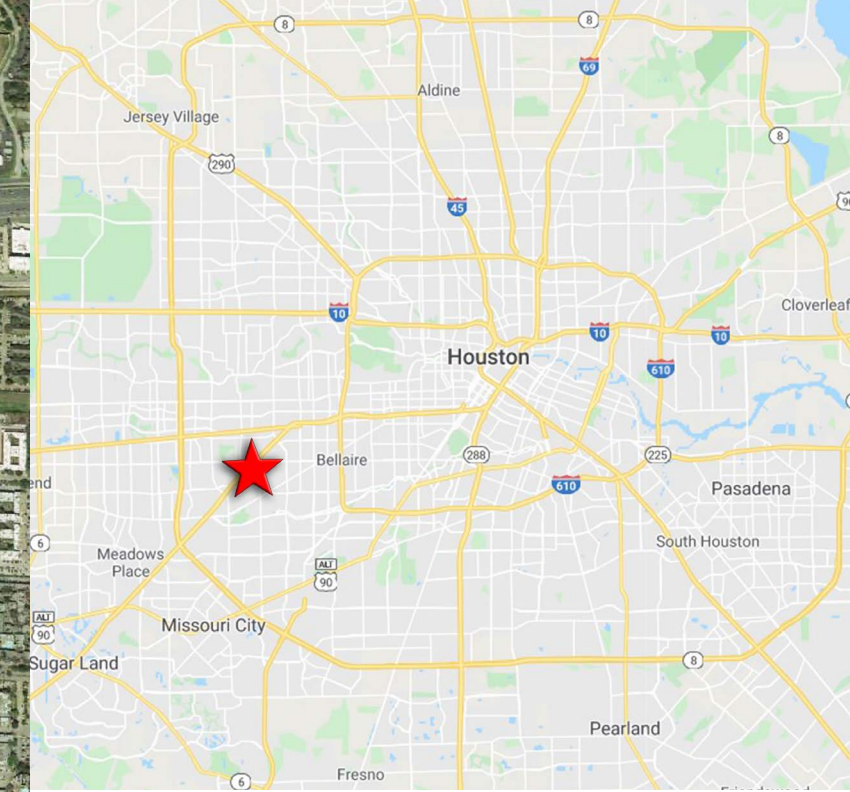
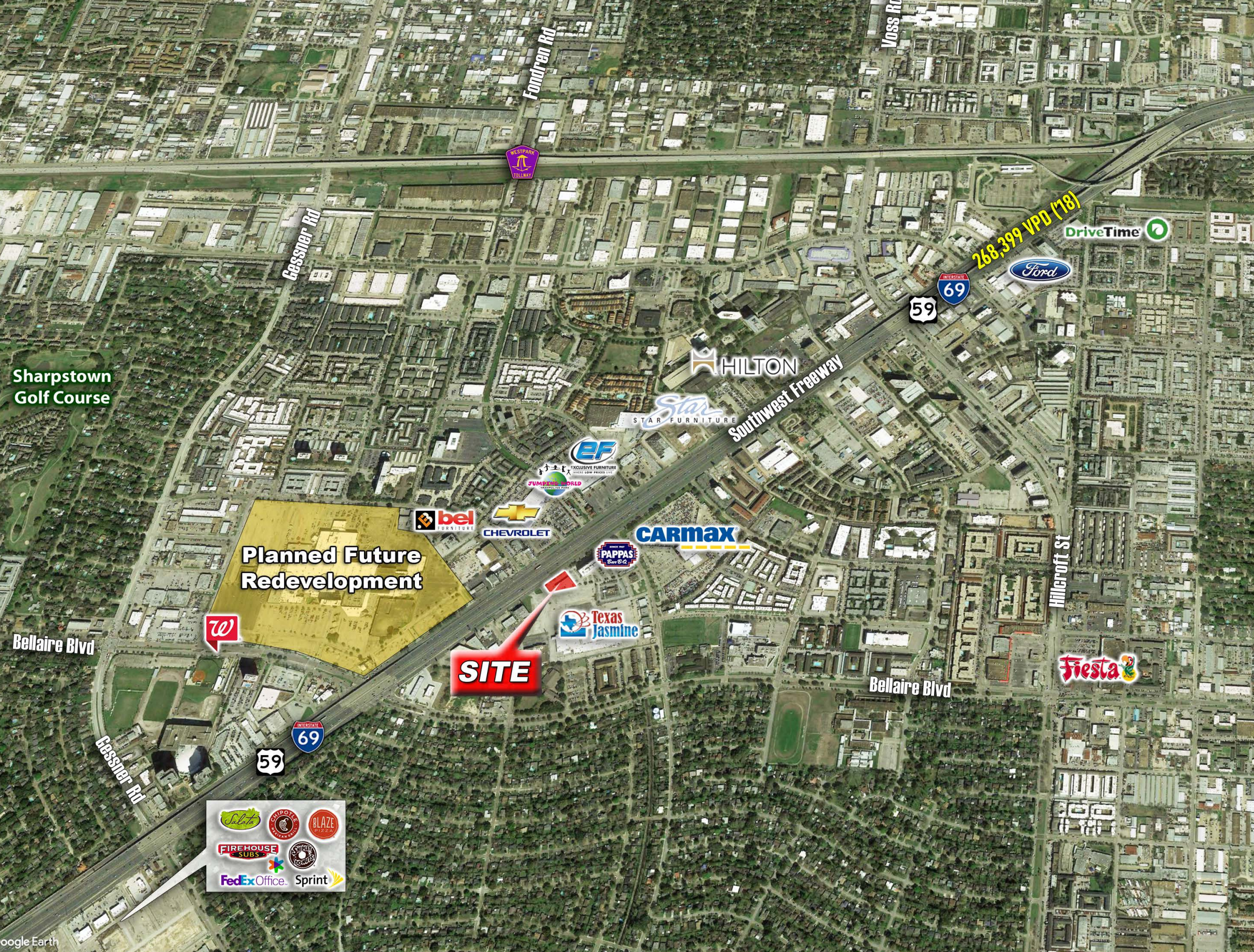
Southwest Freeway

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PROPERTY FEATURES:

- 10,826 SF Redevelopment Coming Soon
- Approx. 230' frontage on Southwest Freeway
- Multiple curb cuts on Southwest Freeway
- Pylon signage available
- Extremely Dense Population

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2019 Population	27,412	271,694	585,031
2024 Population Est.	28,459	285,670	616,723
Daytime Population	39,243	287,234	717,974
Average HH Income	\$46,813	\$68,924	\$95,798

TRAFFIC COUNTS:

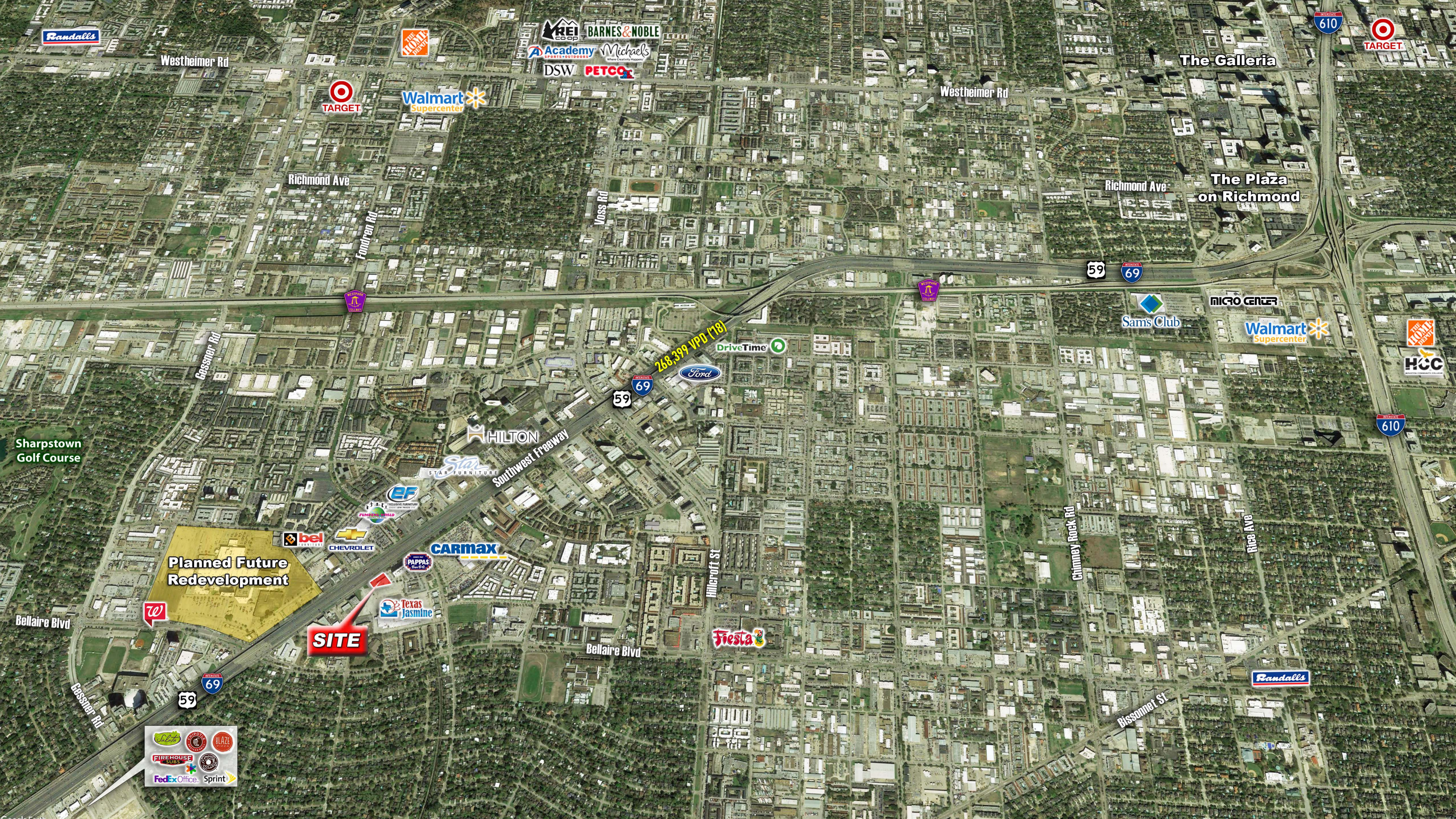
(TXDOT 2018)
 I-69/US 59: 268,399 VPD east of site
 I-69/US 59: 246,033 VPD west of site

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Planned Future Redevelopment

SITE

266,399 VPD ('18)
Ford

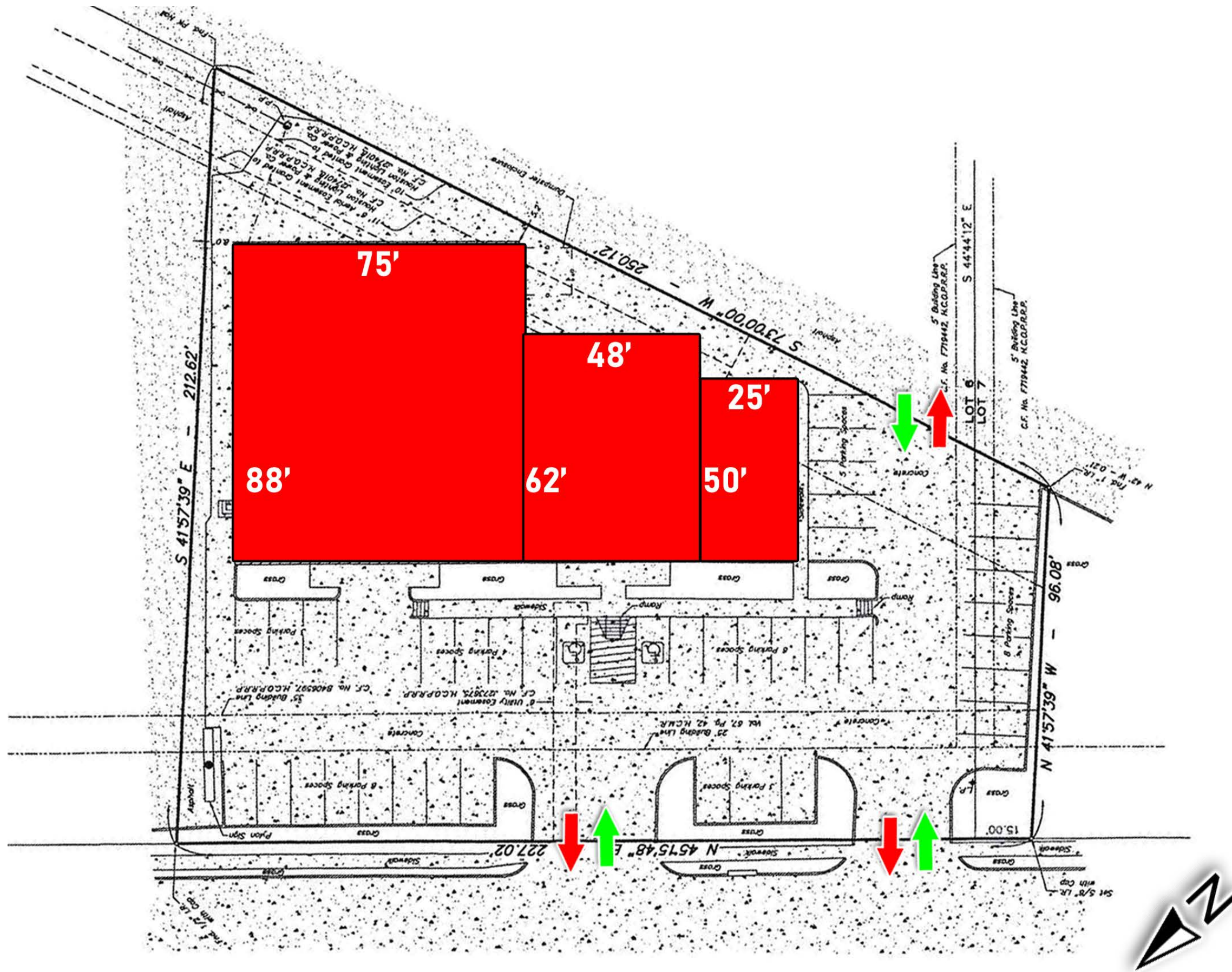
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SITE PLAN



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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	25,872	242,989	515,472
2010 Total Population	25,722	247,428	529,488
2019 Total Population	27,412	271,694	585,031
2019 Group Quarters	276	2,355	3,656
2024 Total Population	28,459	285,670	616,723
2019-2024 Annual Rate	0.75%	1.01%	1.06%
2019 Total Daytime Population	39,243	287,234	717,974
Workers	24,556	156,352	437,883
Residents	14,687	130,882	280,091
Household Summary			
2000 Households	9,603	99,408	212,349
2000 Average Household Size	2.65	2.42	2.41
2010 Households	9,009	96,668	212,719
2010 Average Household Size	2.83	2.54	2.47
2019 Households	9,426	104,173	233,675
2019 Average Household Size	2.88	2.59	2.49
2024 Households	9,755	109,144	246,232
2024 Average Household Size	2.89	2.60	2.49
2019-2024 Annual Rate	0.69%	0.94%	1.05%
2010 Families	5,690	55,297	123,497
2010 Average Family Size	3.52	3.31	3.24
2019 Families	5,926	59,090	133,436
2019 Average Family Size	3.60	3.38	3.28
2024 Families	6,119	61,684	139,769
2024 Average Family Size	3.62	3.40	3.29
2019-2024 Annual Rate	0.64%	0.86%	0.93%
Housing Unit Summary			
2000 Housing Units	10,177	107,672	230,245
Owner Occupied Housing Units	26.1%	23.7%	34.1%
Renter Occupied Housing Units	68.3%	68.6%	58.2%
Vacant Housing Units	5.6%	7.7%	7.8%
2010 Housing Units	10,493	112,011	244,034
Owner Occupied Housing Units	27.3%	23.8%	33.5%
Renter Occupied Housing Units	58.5%	62.5%	53.6%
Vacant Housing Units	14.1%	13.7%	12.8%
2019 Housing Units	10,987	119,291	263,795
Owner Occupied Housing Units	24.2%	21.5%	30.9%
Renter Occupied Housing Units	61.6%	65.8%	57.7%
Vacant Housing Units	14.2%	12.7%	11.4%
2024 Housing Units	11,375	124,696	277,284
Owner Occupied Housing Units	23.9%	21.4%	30.7%
Renter Occupied Housing Units	61.9%	66.2%	58.1%
Vacant Housing Units	14.2%	12.5%	11.2%
Median Household Income			
2019	\$32,680	\$39,985	\$52,418
2024	\$36,378	\$45,993	\$58,434
Median Home Value			
2019	\$130,345	\$251,348	\$343,826
2024	\$141,582	\$286,925	\$380,412
Per Capita Income			
2019	\$16,100	\$26,571	\$38,415
2024	\$18,513	\$29,855	\$42,377
Median Age			
2010	30.4	30.7	32.8
2019	32.0	32.3	34.3
2024	32.4	32.4	34.7

	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	9,426	104,173	233,675
<\$15,000	20.9%	15.8%	12.9%
\$15,000 - \$24,999	18.5%	15.6%	11.7%
\$25,000 - \$34,999	13.1%	12.5%	10.3%
\$35,000 - \$49,999	17.9%	14.9%	12.9%
\$50,000 - \$74,999	13.9%	15.7%	15.7%
\$75,000 - \$99,999	6.3%	8.1%	9.2%
\$100,000 - \$149,999	5.7%	8.6%	11.0%
\$150,000 - \$199,999	2.4%	2.9%	4.7%
\$200,000+	1.4%	6.0%	11.5%
Average Household Income	\$46,813	\$68,924	\$95,798
2024 Households by Income			
Household Income Base	9,755	109,144	246,232
<\$15,000	18.2%	13.2%	10.8%
\$15,000 - \$24,999	16.9%	13.7%	10.3%
\$25,000 - \$34,999	12.5%	11.5%	9.4%
\$35,000 - \$49,999	18.2%	14.7%	12.4%
\$50,000 - \$74,999	15.0%	17.3%	16.5%
\$75,000 - \$99,999	7.0%	9.1%	9.9%
\$100,000 - \$149,999	7.1%	10.3%	12.6%
\$150,000 - \$199,999	3.4%	3.7%	5.7%
\$200,000+	1.8%	6.5%	12.3%
Average Household Income	\$54,005	\$77,759	\$105,748
2019 Owner Occupied Housing Units by Value			
Total	2,649	25,517	81,327
<\$50,000	8.3%	3.3%	2.4%
\$50,000 - \$99,999	21.8%	9.6%	7.0%
\$100,000 - \$149,999	32.8%	14.2%	11.5%
\$150,000 - \$199,999	14.6%	11.4%	9.1%
\$200,000 - \$249,999	10.3%	11.4%	7.6%
\$250,000 - \$299,999	3.1%	7.9%	7.0%
\$300,000 - \$399,999	4.6%	12.3%	12.2%
\$400,000 - \$499,999	0.6%	7.5%	8.0%
\$500,000 - \$749,999	2.4%	10.9%	12.2%
\$750,000 - \$999,999	0.3%	5.4%	8.1%
\$1,000,000 - \$1,499,999	0.3%	4.4%	7.4%
\$1,500,000 - \$1,999,999	0.0%	0.8%	3.3%
\$2,000,000 +	0.7%	1.1%	4.1%
Average Home Value	\$173,566	\$377,498	\$540,896
2024 Owner Occupied Housing Units by Value			
Total	2,709	26,547	85,072
<\$50,000	7.2%	2.7%	1.9%
\$50,000 - \$99,999	18.5%	7.4%	5.5%
\$100,000 - \$149,999	29.2%	12.1%	9.9%
\$150,000 - \$199,999	14.9%	10.7%	8.4%
\$200,000 - \$249,999	13.2%	11.5%	7.3%
\$250,000 - \$299,999	3.1%	7.6%	6.3%
\$300,000 - \$399,999	6.4%	13.9%	13.5%
\$400,000 - \$499,999	1.1%	9.4%	10.0%
\$500,000 - \$749,999	4.4%	11.6%	12.7%
\$750,000 - \$999,999	0.6%	5.9%	9.1%
\$1,000,000 - \$1,499,999	0.5%	5.1%	8.0%
\$1,500,000 - \$1,999,999	0.0%	0.9%	3.4%
\$2,000,000 +	1.0%	1.2%	4.2%
Average Home Value	\$204,096	\$408,188	\$569,494

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	25,723	247,428	529,486
0 - 4	10.1%	9.2%	8.3%
5 - 9	7.8%	7.2%	7.0%
10 - 14	6.0%	5.7%	6.0%
15 - 24	15.2%	15.2%	13.8%
25 - 34	19.5%	21.2%	18.8%
35 - 44	14.4%	14.7%	14.3%
45 - 54	11.5%	11.4%	12.7%
55 - 64	7.5%	7.8%	9.7%
65 - 74	3.9%	3.9%	5.0%
75 - 84	2.7%	2.5%	3.0%
85 +	1.5%	1.2%	1.4%
18 +	72.4%	74.5%	75.2%

2019 Population by Age			
Total	27,412	271,694	585,032
0 - 4	9.0%	8.2%	7.3%
5 - 9	8.1%	7.3%	6.8%
10 - 14	7.2%	6.5%	6.4%
15 - 24	13.6%	14.0%	13.1%
25 - 34	17.5%	19.0%	17.5%
35 - 44	14.6%	15.3%	14.3%
45 - 54	10.8%	10.9%	11.5%
55 - 64	8.7%	8.9%	10.7%
65 - 74	5.8%	5.6%	7.3%
75 - 84	2.9%	2.8%	3.5%
85 +	1.9%	1.5%	1.6%
18 +	71.8%	74.4%	75.9%

2024 Population by Age			
Total	28,458	285,670	616,724
0 - 4	9.1%	8.3%	7.4%
5 - 9	7.8%	7.1%	6.6%
10 - 14	7.0%	6.3%	6.1%
15 - 24	14.5%	14.8%	13.4%
25 - 34	15.9%	17.8%	16.9%
35 - 44	14.6%	14.9%	14.2%
45 - 54	10.8%	11.0%	11.3%
55 - 64	8.4%	8.6%	10.0%
65 - 74	6.5%	6.3%	7.9%
75 - 84	3.6%	3.3%	4.3%
85 +	1.9%	1.5%	1.7%
18 +	72.0%	74.8%	76.4%

2010 Population by Sex			
Males	13,529	128,658	266,361
Females	12,193	118,770	263,127

2019 Population by Sex			
Males	14,343	140,974	294,108
Females	13,069	130,720	290,924

2024 Population by Sex			
Males	14,799	146,842	308,545
Females	13,660	138,828	308,178

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	25,723	247,428	529,487
White Alone	48.7%	50.8%	53.7%
Black Alone	13.2%	15.4%	17.8%
American Indian Alone	1.1%	1.2%	0.8%
Asian Alone	10.6%	9.3%	9.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	20.8%	18.5%	14.1%
Two or More Races	5.4%	4.7%	3.8%
Hispanic Origin	60.8%	50.7%	39.0%
Diversity Index	86.1	85.5	82.7

2019 Population by Race/Ethnicity			
Total	27,412	271,692	585,032
White Alone	46.9%	48.2%	51.1%
Black Alone	13.1%	15.7%	17.8%
American Indian Alone	1.1%	1.1%	0.7%
Asian Alone	10.6%	10.2%	11.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	22.4%	19.6%	14.9%
Two or More Races	5.8%	5.1%	4.3%
Hispanic Origin	64.9%	53.5%	41.3%
Diversity Index	86.5	86.6	84.3

2024 Population by Race/Ethnicity			
Total	28,461	285,668	616,723
White Alone	46.7%	47.4%	50.1%
Black Alone	12.9%	15.6%	17.7%
American Indian Alone	1.1%	1.1%	0.7%
Asian Alone	10.7%	10.7%	11.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	22.7%	19.8%	15.1%
Two or More Races	6.0%	5.3%	4.5%
Hispanic Origin	66.9%	55.2%	42.8%
Diversity Index	86.3	86.8	84.9

2010 Population by Relationship and Household Type			
Total	25,722	247,428	529,488
In Households	99.0%	99.1%	99.4%
In Family Households	82.0%	77.4%	78.3%
Householder	22.1%	22.4%	23.4%
Spouse	13.4%	13.9%	15.6%
Child	32.9%	29.8%	29.9%
Other relative	9.6%	7.9%	6.6%
Nonrelative	4.1%	3.5%	2.8%
In Nonfamily Households	17.0%	21.7%	21.1%
In Group Quarters	1.0%	0.9%	0.6%
Institutionalized Population	0.9%	0.5%	0.4%
Noninstitutionalized Population	0.1%	0.3%	0.2%

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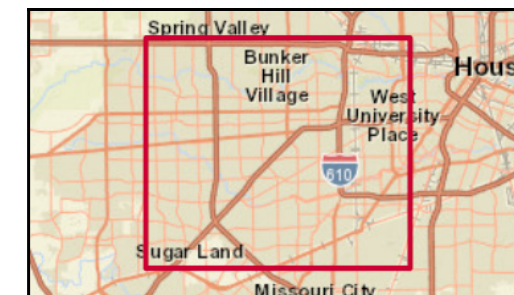
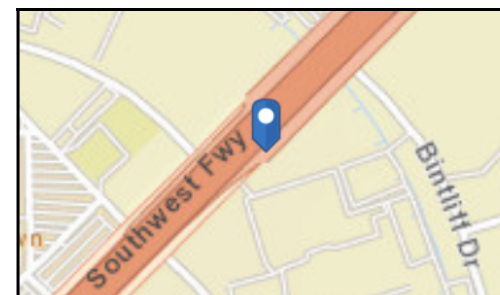
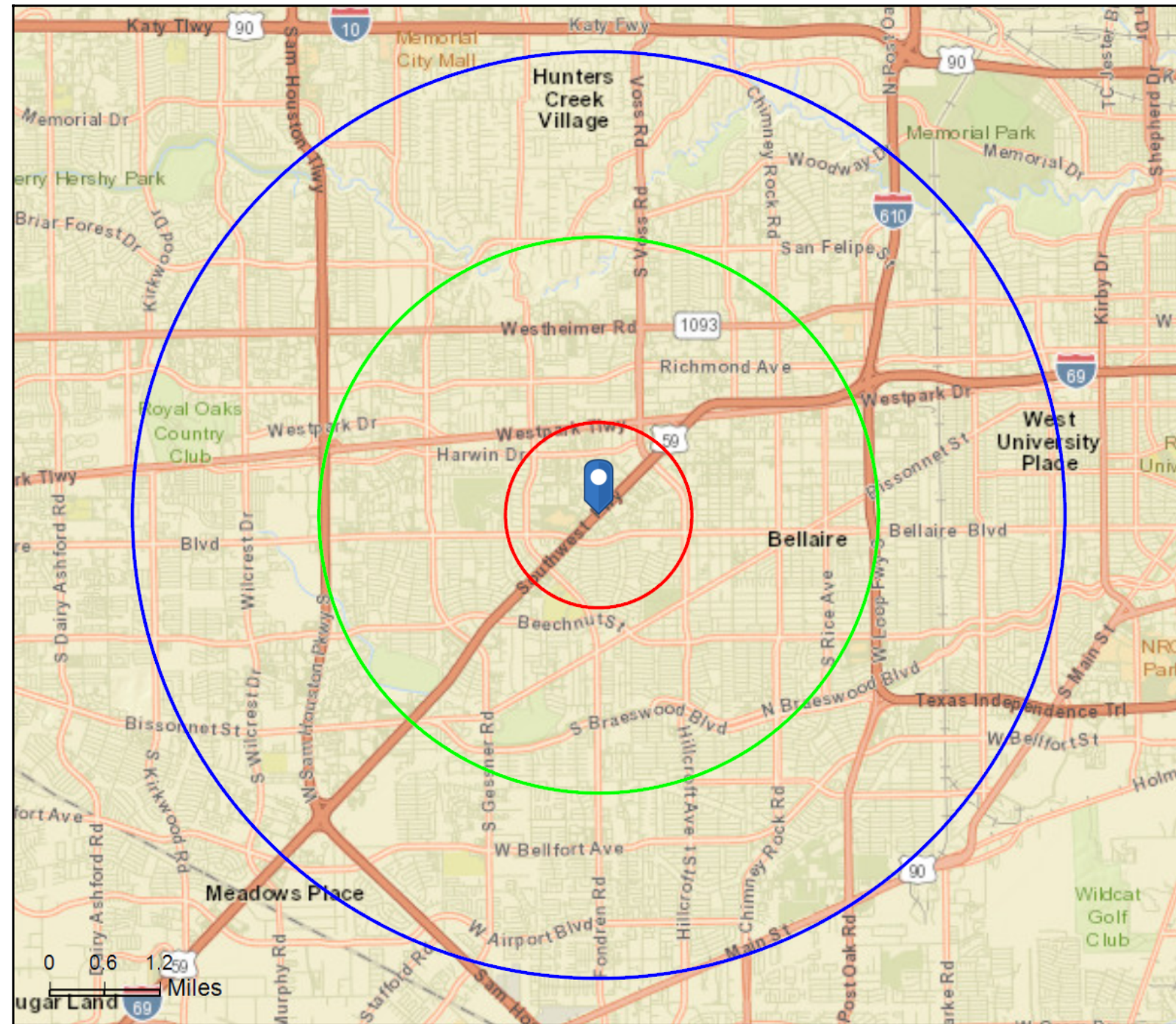
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2019 Population 25+ by Educational Attainment			
Total	17,039	173,581	388,020
Less than 9th Grade	20.3%	16.9%	12.2%
9th - 12th Grade, No Diploma	6.9%	7.1%	5.9%
High School Graduate	28.0%	21.3%	16.8%
GED/Alternative Credential	2.9%	2.0%	2.0%
Some College, No Degree	19.8%	16.1%	15.9%
Associate Degree	3.1%	4.2%	4.5%
Bachelor's Degree	14.2%	20.4%	24.8%
Graduate/Professional Degree	4.9%	12.0%	17.9%
2019 Population 15+ by Marital Status			
Total	20,757	211,648	464,664
Never Married	41.9%	41.9%	38.9%
Married	43.4%	45.4%	47.6%
Widowed	4.6%	3.7%	4.1%
Divorced	10.1%	9.0%	9.5%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	94.6%	95.9%	95.7%
Civilian Unemployed (Unemployment Rate)	5.4%	4.1%	4.3%
2019 Employed Population 16+ by Industry			
Total	13,029	143,838	311,226
Agriculture/Mining	1.5%	1.9%	3.0%
Construction	16.9%	13.5%	10.7%
Manufacturing	5.2%	5.8%	5.9%
Wholesale Trade	3.0%	2.6%	2.6%
Retail Trade	12.2%	10.0%	9.7%
Transportation/Utilities	7.0%	5.4%	5.0%
Information	1.0%	1.3%	1.3%
Finance/Insurance/Real Estate	4.3%	5.9%	7.7%
Services	48.2%	52.1%	52.2%
Public Administration	0.7%	1.4%	1.9%
2019 Employed Population 16+ by Occupation			
Total	13,031	143,840	311,227
White Collar	35.1%	47.0%	58.4%
Management/Business/Financial	8.3%	10.6%	15.4%
Professional	8.5%	17.5%	22.6%
Sales	9.7%	9.6%	10.8%
Administrative Support	8.6%	9.4%	9.6%
Services	29.0%	27.2%	21.5%
Blue Collar	35.9%	25.8%	20.1%
Farming/Forestry/Fishing	0.5%	0.2%	0.1%
Construction/Extraction	14.5%	11.4%	8.4%
Installation/Maintenance/Repair	4.3%	3.6%	2.9%
Production	6.9%	4.7%	4.0%
Transportation/Material Moving	9.6%	5.9%	4.7%
2010 Population By Urban/ Rural Status			
Total Population	25,722	247,428	529,488
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	9,009	96,667	212,719
Households with 1 Person	28.8%	33.7%	34.0%
Households with 2+ People	71.2%	66.3%	66.0%
Family Households	63.2%	57.2%	58.1%
Husband-wife Families	38.3%	35.5%	38.7%
With Related Children	23.4%	19.6%	19.8%
Other Family (No Spouse Present)	24.8%	21.7%	19.3%
Other Family with Male Householder	9.6%	7.9%	6.1%
With Related Children	4.7%	3.8%	3.0%
Other Family with Female Householder	15.2%	13.8%	13.2%
With Related Children	10.6%	9.5%	9.0%
Nonfamily Households	8.1%	9.1%	7.9%
All Households with Children	39.3%	33.5%	32.1%
Multigenerational Households	5.8%	3.7%	3.7%
Unmarried Partner Households	7.9%	7.5%	6.5%
Male-female	7.0%	6.6%	5.6%
Same-sex	0.9%	0.9%	0.9%
2010 Households by Size			
Total	9,010	96,668	212,719
1 Person Household	28.8%	33.7%	34.0%
2 Person Household	23.9%	26.7%	28.4%
3 Person Household	15.6%	14.9%	14.5%
4 Person Household	14.1%	12.2%	11.8%
5 Person Household	9.4%	6.8%	6.4%
6 Person Household	4.5%	3.2%	2.8%
7 + Person Household	3.8%	2.5%	2.1%
2010 Households by Tenure and Mortgage Status			
Total	9,009	96,668	212,719
Owner Occupied	31.8%	27.6%	38.5%
Owned with a Mortgage/Loan	19.4%	17.3%	25.0%
Owned Free and Clear	12.4%	10.3%	13.5%
Renter Occupied	68.2%	72.4%	61.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	10,493	112,011	244,034
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	NeWest Residents (13C)	NeWest Residents (13C)	NeWest Residents (13C)
2.	Urban Villages (7B)	Young and Restless (11B)	Young and Restless (11B)
3.	Metro Fusion (11C)	Metro Fusion (11C)	Metro Renters (3B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$12,342,446	\$196,818,329	\$590,360,108
Average Spent	\$1,309.40	\$1,889.34	\$2,526.42
Spending Potential Index	61	88	118
Education: Total \$	\$7,865,129	\$129,245,715	\$413,769,759
Average Spent	\$834.41	\$1,240.68	\$1,770.71
Spending Potential Index	52	78	111
Entertainment/Recreation: Total \$	\$15,840,108	\$260,115,934	\$810,961,015
Average Spent	\$1,680.47	\$2,496.96	\$3,470.47
Spending Potential Index	51	76	106
Food at Home: Total \$	\$28,706,604	\$459,649,303	\$1,372,256,037
Average Spent	\$3,045.47	\$4,412.37	\$5,872.50
Spending Potential Index	59	85	113
Food Away from Home: Total \$	\$20,783,740	\$333,369,013	\$1,002,061,099
Average Spent	\$2,204.94	\$3,200.15	\$4,288.27
Spending Potential Index	60	87	117
Health Care: Total \$	\$26,951,850	\$446,701,396	\$1,396,564,676
Average Spent	\$2,859.31	\$4,288.07	\$5,976.53
Spending Potential Index	48	72	101
HH Furnishings & Equipment: Total \$	\$11,079,628	\$177,728,866	\$546,485,479
Average Spent	\$1,175.43	\$1,706.09	\$2,338.66
Spending Potential Index	55	80	110
Personal Care Products & Services: Total \$	\$4,648,687	\$75,904,505	\$232,180,422
Average Spent	\$493.18	\$728.64	\$993.60
Spending Potential Index	56	82	112
Shelter: Total \$	\$102,272,210	\$1,639,391,966	\$5,016,170,521
Average Spent	\$10,850.01	\$15,737.21	\$21,466.44
Spending Potential Index	59	85	116
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,833,215	\$186,361,374	\$596,633,365
Average Spent	\$1,149.29	\$1,788.96	\$2,553.26
Spending Potential Index	46	72	103
Travel: Total \$	\$10,500,521	\$170,002,662	\$551,295,292
Average Spent	\$1,114.00	\$1,631.93	\$2,359.24
Spending Potential Index	50	73	105
Vehicle Maintenance & Repairs: Total \$	\$5,910,519	\$98,707,490	\$298,042,863
Average Spent	\$627.04	\$947.53	\$1,275.46
Spending Potential Index	55	83	111





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____